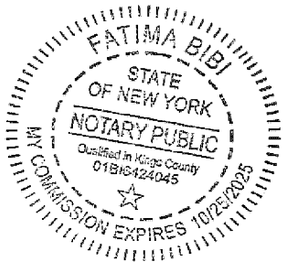
Karen Johnson Davidson County
Batch# 930641 DEEDWARR
10/17/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20221017-0113434

WARRANTY DEED



File No. EY-22-3165

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ KINGS
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 10-25-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Alma Family Trust dated October 11, 2022 and The Felix Family Trust dated October 11, 2022	New Owner	
(NAME) 3435 Hopkins Street	(NAME)	117-11-0-099.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Anthony W. Palma, Trustee of The Arkham Land Trust dated November 15, 2011**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Alma Family Trust dated October 11, 2022 and The Felix Family Trust dated October 11, 2022**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Lily Court Subdivision, of record in Plat at Instrument No. 20040113-0005331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pedro Manuel Alvarez and Keli E. Alvarez, husband and wife by Warranty Deed from J. Seth Jennings, William H. Smallman of record in Instrument No. 20111202-0094116 Register's Office for Davidson County, Tennessee, dated November 28, 2011 and recorded on December 02, 2011.

Being the same property conveyed to Anthony W. Palma, as Trustee of the Arkham Land Trust dated November 15, 2011, an unrecorded trust by Quit Claim Deed from Pedro Manuel Alvarez and Keli E. Alvarez, husband and wife of record in Instrument No. 20120123-0006186 Register's Office for Davidson County, Tennessee, dated December 21, 2011 and recorded on January 23, 2012.

This is property more commonly known as 3435 Hopkins Street, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein

set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 14th day of October, 2022.

The Arkham Land Trust dated November 15, 2011

By: _____
Anthony W. Palma, Trustee

STATE OF New York
COUNTY OF Kings

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Anthony W. Palma, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the Arkham Land Trust U/A/D November 15, 2011, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand this 14 day of October, 2022

_____
NOTARY PUBLIC

My commission expires: 10-25-25

FATIMA BIBI
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Kings County
01BI6424045
MY COMMISSION EXPIRES 10/25/2025

Tennessee Certification of Electronic Document

I, Keith H. Solomon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/14/2022 (date of document).

Affiant Signature

10/17/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of October, 2022.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

